

DESIGN REVIEW BOARD

Friday, May 01, 2015 - 7:30 a.m.

AGENDA

Public Works Building, 3rd Floor North Conference Room
201 North Stone Avenue
Tucson, Arizona

STUDY SESSION

Call to order

Roll call of DRB members

Bruce Dawson (Chair)

Eric Barrett

Jennifer Patton

Page Repp

Robert Page (Vice Chair)

Mike Anglin

Approval of minutes from April 17, 2015

CONTINUED CASE:

RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3 [DRB-15-03]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned C-3 "Commercial". The applicant proposes construction of a new 15,000+ s.f. administration building to be used as an entry building to a future Exhibition Hall (Gem Show) and other venues. It is a single story with an interior mezzanine. It has a covered drive-through (passenger drop-off) area that will attempt to connect with the pedestrian area/walkway along Grenada Avenue. This application was reviewed by DRB on 03/20/2015 and recommended continuance.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

The Applicant's Request

The DRB requested applicant to return with plans on (a) shade study; (b) landscaping with plants palette; and (c) pedestrian circulation. The applicant is requesting a review of the proposed administration building with modification from UDC for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

NEW CASE:

RND-15-10 THE HISTORIC MANNING HOUSE EXPANSION: NEW 3-STORY BUILDING WITH A PARKING LOT AND LANDSCAPING, 450 WEST PASEO REDONDO, PAD-2 [DRB-15-07]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned PAD-2 "Planned Area Development". This applicant's project is an expansion of the historic Manning House campus. This project consists of the construction of a new 36,000 SF, 3-story office building. The building will be surrounded by a surface parking lot to be installed at a

pedestrian and street level scale to the west. The project looks forward to implementing landscape elements that improve the pedestrian experience in the parking area to the east and north. The project intends to build upon the history present at the Manning House building. The project is bounded to the west by Interstate 10 and sits much lower than the Interstate at this location.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

The Applicant's Request

The applicant is requesting a review of the proposed new 3-story building with a parking lot and landscaping for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) (NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

RND PRE-APPS

Call to the Audience

Adjourn

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.
S: zoning administration/drb/050115agenda.doc

ATTACHMENT A: RND DESIGN CRITERIA

Development within the RND is required to comply with the following building design standards. Compliance with these standards will ensure that development complies with the design principles set forth in UDC Section 5.11.1.B. Please describe how the project complies with each of the following:

5.11.4 BUILDING DESIGN STANDARDS

- A. The proposed buildings shall respect the scale of those buildings located in the development zone and serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent properties should have a transition in scale to reduce and mitigate potential impacts. In areas undergoing change, long-range plans should be consulted for guidance as to appropriate heights;
- B. All new construction shall maintain the prevailing setback existing within its development zone;
- C. All new construction shall provide scale-defining architectural elements or details at the first two floor levels, such as windows, spandrels, awnings, porticos, cornices, pilasters, columns, and balconies;
- D. Every commercial building frontage shall provide windows, window displays, or visible activity within and adjacent to the building at the ground floor level, with a minimum of 50 percent of the building frontage providing such features;
- E. A single plane of a façade at the street level may not be longer than 50 feet without architectural relief or articulation by features such as windows, trellises, and arcades;
- F. Building façade design shall include pedestrian-scaled, down-shielded, and glare controlled exterior building and window lighting;
- G. The front doors of all commercial and government buildings shall be visible from the street and visually highlighted by graphics, lighting, marquees, or canopies;
- H. Modifications to the exterior of historic buildings shall complement the overall historic context of the Downtown and respect the architectural integrity of the historic façade;
- I. Buildings shall be designed to shield adjacent buildings and public rights-of-way from reflected heat and glare;
- J. Safe and adequate vehicular parking areas designed to minimize conflicts with pedestrians and bicycles shall be provided;
- K. Adequate shade shall be provided for sidewalks and pedestrian pathways, using shade structures or vegetation, where permitted by the City of Tucson;

- L. Colors may conform to the overall color palette and context of the Downtown area or subarea or may be used expressly to create visual interest, variety, and street rhythms. The rationale for an expressive or idiosyncratic use of color shall be described in the site plan submittal;
- M. New buildings shall use materials, patterns, and elements that relate to the traditional context of the Downtown area or subarea;
- N. Twenty-four-hour, street-level activity is encouraged by providing a mixture of retail, office, and residential uses within each building; and,
- O. Primary public entries shall be directly accessed from a sidewalk along a street rather than from a parking lot. Public access to commercial and governmental buildings shall be provided at sidewalk grade. The primary floor of, and access to, residential structures may be elevated. Secondary access may be provided from off-street parking areas.

5.11.5 SITE DESIGN STANDARDS

- A. Circulation and Parking including street hierarchy, pedestrian pathways, vehicular circulation and parking, and pavement of sidewalks, crosswalks and streets.
- B. Plazas and Open Space including plazas and pedestrian nodes view shed corridors, and linkages (physical and visual).
- C. Streetscape including public art, seating and furnishings, and lighting and utilities.
- D. Signage including Downtown destination signage.

Resource Conservation including energy conservation and sustainable energy standard.